

**Town of East Hampton
Architectural Review Board
159 Pantigo Road, East Hampton, NY 11937**



MINUTES

Date: April 28th 2016

Time Started: 6:00 p.m.

Members Present:

**Richard Myers, Chairman
Peter Gumpel, Vice Chairman
Edward Krug, Member
Betsy Smith, Member**

Not Present:

Edwin Geus, Member

Also Present:

**Denise Savarese, Legislative Secretary
NancyLynn Thiele, Asst. Town Attorney**

TO APPLICANTS: Commencement of any project shall not commence until a Building Permit is issued by the Building Department of the Town of East Hampton following approval from the Architectural Review Board of the Town of East Hampton.

REGULAR MEETING

- **Chairperson Opens the Meeting**
- **Approval of Minutes – March 24th 2016 & April 14th 2016**
- **Applications**
- **New Business**
 - a) **Comments to Planning Board**
 - b) **Certificate of Occupancy**

Historic District and Landmarks

**David Zander
C/o Joel Halsey
PO Box 5030
Montauk, NY**

**SCTM# 300-32-6-2
153 DeForest Road
Montauk, NY**

Application tabled at the request of the applicant

Business Sign

**Amagansett Square LLC
French Presse
C/o Ocean Graphics
200a Springs Fireplace Road
East Hampton, NY**

**SCTM# 300-172-12-4
160 Main Street
Amagansett, NY**

Vice Chair Gumpel made a motion to approve the application. Member Krug seconded. All members were in favor.

**Architectural Review Board hereby approves two single sided signs 1) 12" x 120" 2) 10.4" x 72" painted gray with white vinyl lettering subject to the following conditions: 1. Approved Survey: Saskas Surveying Company – last revised September 23rd 2004 stamped Approved
2. Approved Plans: Rendering depicting two approved Signs – stamped Approved contained in the Board's file.**

**Silver Spoon Specialties LLC
C/o Sportime Club LLC
Jeanine Burge
7 13th Street
East Hampton, NY**

**SCTM# 300-167-2-16-3
320 Abrahams Path
East Hampton, NY**

Member Krug made a motion to approve the application as submitted. Vice Chair Gumpel seconded. All members were in favor.

Board approved a double sided 48" x 10" sign to an already existing Directory Sign – as per rendering contained in the Board file, subject to the following conditions: 1. Approved Property Map: Contained in the Board's file stamped Approved 2. Approved Rendering: Contained in the Board's file stamped Approved

**Sunrise Tuthill
C/o Joel Halsey
PO Box 5030
Montauk, NY**

**SCTM# 300-16-1-8.5
66 Tuthill Road
Montauk, NY**

Member Smith made a motion to approve the application as revised. Vice Chair Gumpel seconded. All members were in favor

Architectural Review Board hereby approves two single sided signs on the southern building – 1) Duryea's Seafood & Ice Oval shape 5' 10" x 3' 10" (16.96 ft.) 2) Oval shape 3' 0" x 1' 8" (2.79 ft.) - Two existing single sided signs totaling 9.82 ft. will remain subject to the following conditions: 1. Approved Survey: Prepared by George Walbridge Surveyors last revised March 6th 2014 stamped Approved 2. Approved Schematic Design prepared by Orsman Design Inc. last revised April 21st 2016 stamped Approved

**Montauk Manor Condominium Assoc.
C/o Goldberg & Rodler Inc.
216 E. Main Street
Huntington, NY**

**SCTM# 300-27.2-1-2
236 Edgemere Street
Montauk, NY
Secondary Entry Sign
B**

**Montauk Manor Condominium Assoc.
C/o Goldberg & Rodler Inc.
216 E. Main Street
Huntington, NY**

**SCTM# 300-16-2 – no lot #
236 Edgemere Street
Montauk, NY
Replace existing sign to
conform to code
B**

Amagansett Square LLC

SCTM# 300-172-12-8

**C/o Cavaniola'S Gourmet
89 Division Street
Sag Harbor, NY**

**8 Amagansett Square
Amagansett, NY**

Vice Chair Gumpel made a motion to approve the application with Revisions. Member Krug seconded. All members were in favor.

Board eliminated the Sign facing the parking as part of the application and approved one single sided sign – ¾" Burgundy painted MDF Wood 72" x 24" with ½" thick routed logo and letters painted white and mounted to sign subject to the following conditions: 1. Approved Site Plan: Overall Site Plan for Amagansett Square last revised January 11th 2007 prepared by Saskas Surveying Company 2. Approved Plans: Prepared by U Need Graphix dated March 22nd 2016. Color on sign to be Benjamin Moore 2083-10 – Raisin Torte

**Amagansett Square LLC
C/o Cavaniola's Gourmet
William J. Duffy
PO Box 2907
Southampton, NY**

**SCTM# 300-172-12-8
8 Amagansett Square
Amagansett, NY**

Vice Chair Gumpel made a motion to approve the application with Revisions. Member Krug seconded. All members were in favor.

Architectural Review Board hereby approves a 12' – 0" x 30" retractable awning with Firesist awning fabric Black #82008-0000 (swatch contained in the Board's file) and 10" valance with lettering - subject to the following conditions: 1. Approved Site Plan: Overall Site Plan for Amagansett Square last revised January 11th 2007 prepared by Saskas Surveying Company stamped 2. Approved Photographed Rendering: Contained in the Board's file stamped Approved

Fences, Walls & Berms

Max Herrnstein

SCTM# 300-63-3-12

**C/o Douglas Moyer Architect
4284 Noyac Road
Sag Harbor, NY**

**948 Springs Fireplace Rd.
East Hampton, NY**

**Board hereby approves a 7.4 ft. high pool terrace wall which is Pennsylvania stack stone with a 2 inch bluestone coping and railing which is constructed of natural mahogany posts and top rail with stainless steel cables, subject to the following conditions: 1. Approved Survey: Prepared by Saskas Surveying last revised February 10th 2016
2. Approved Plans: Prepared by Douglas Moyer Architect, last revised April 5th 2016 and Planting Plan submitted to the Board 4/21/16 and photographs**

**8 Five Rod Highway
Peter Pennoyer Architects
136 Madison Ave. 11th Floor
New York, NY**

**SCTM# 300-200-2-48.4
8 Five Rod Highway
Wainscott, NY**

Chairman Myers made a motion to approve the application. Member Krug seconded. All members were in favor.

Architectural Review Board hereby approves a 6 ft. high cedar gate with 6 ft. high stone piers (columns) subject to the following conditions: 1. Approved Survey: Prepared by Saskas Surveying last revised February 19th 2016 stamped Approved 2. Approved Plans: Prepared by Roger Ferris & Partners (Sheet A5.9) Stamped Approved

**Lawrence Rubenstein
65 East 76th Street
Apt. 8D
New York, NY**

**SCTM# 300-80-10-1
7 Parsons Close
East Hampton, NY
Gate – Code Violation
PG**

**Lawrence Rubenstein
65 East 76th Street
Apt. 8D
New York, NY**

**SCTM# 300-80-10-1
7 Parsons Close
East Hampton, NY
Fence – Code Violation**

PG

**Gabor & Anne Csordas
95 Valeview Road
Wilton, Connecticut**

**SCTM# 300-55-6-8
5 High Point Road
East Hampton, NY
Notice of Violation
EK**

**James Hardisty
5 Deep Six Drive
East Hampton, NY**

SCTM# 300-80-7-2

Vice Chair Gumpel made a motion to approve the application. Member Krug seconded. All members were in favor

Board approved a 5 ft. 10" high Driveway Gate (painted navy blue) which consists of two panels, each hinged, six foot wide total – width of the gate panels is 12 foot wide. Posts are 7 inches wide – Gate to be setback 23 ft. from the road bed, subject to the following conditions:

- 1. Approved Survey: Prepared by F. Michael Hemmer, LS, P.C. last revised March 7th 2016 stamped Approved**
- 2. Approved Plans: Prepared by Applicant stamped Approved and Photographs are contained in the Board's files**

**Carl & Louise Kane
2 Northside Piers PH2
Brooklyn, NY**

**SCTM# 300-55-1-28.31
20 Bearing East Road
East Hampton, NY
EK**

**Terry Dobris
C/o Alex Miller
The Corcoran Group
51 Main Street
East Hampton, NY**

**SCTM# 300-39-1-14
6 Kings Point Road
East Hampton, NY
EK**

**Mathew Yee
C/o East Hampton Fence & Gate**

**SCTM# 300-196-2-10-15
15 Clyden Road**

**PO Box 534
East Hampton, NY**

**Wainscott, NY
R**

**Melissa Smith
C/o Matt Seidel
Mabbott Seidel Architecture
312 W. 119th St.
New York, NY**

**SCTM# 300-197-6-19
164 Sayres Path
Wainscott, NY**

Vice Chair Gumpel made a motion to approve the application. Member Krug seconded. All members were in favor.

Architectural Review Board hereby approves a 6 ft. high wood fence (with 6 ft. high wood lattice) subject to the following conditions:

- 1. Approved Survey: Prepared by Barylski Land Surveying last revised June 21st 2013 stamped Approved**
- 2. Approved Plans: Fence Plan prepared by David Blair Mabbott (Page A-100.00) stamped Approved**

**Abundance 32, LLC (Property Owner)
C/o Christopher T. Clonidine
55 W. Monroe St. Suite 2370
Chicago, IL 60603**

**SCTM# 300-35-5-1
32 Hedges Banks Drive
East Hampton, NY
R- Tabled**

**Jeffrey Schneider
7 Joshua's Hole Road
East Hampton, NY**

**SCTM# 300-113-6-6
Also on for C O
R - Tabled**

**Sheila Bennett
87 Gould Street
East Hampton, NY**

SCTM# 300-160-1-2

Vice Chair Gumpel made a motion to approve the application. Member Krug seconded. Member Smith was in favor. Chairman Myers recused himself.

Architectural Review Board hereby approves an already existing 6 ft. high Cedar fence with panels, subject to the following conditions:

- 1. Approved Survey: Prepared by Patrick A. Hines Land Surveyor last revised November 9th 2015 stamped Approved**
- 2. Approved Sketch: Contained in the Board's file outlining Vegetation Plan**

**Lackawanna LLC
C/o Hajek Land Planning
PO Box 5116
East Hampton, NY**

**SCTM# 300-35-5-7
20 Hedges Banks Drive
East Hampton, NY
Tabled - R**

**Treehouse Advancement LLC
C/o Hajek Land Planning
PO Box 5116
East Hampton, NY**

**SCTM# 300-35-5-8
22 Hedges Banks Drive
East Hampton, NY
Tabled - R**

**Francesco Zatti
14 Parsons Close
East Hampton, NY**

**SCTM #300-80-10-6

Tabled - PG**

**Rafael Llopiz
C/o Land Planning Services
PO Box 1313
East Hampton, NY**

**SCTM# 300-73-3-1.1
5 Great Oak Way
East Hampton, NY
Tabled - R**

**Christopher & Maria Schenck
14 Manor Lane
East Hampton, NY**

**SCTM# 300-61-4-9

R - Tabled**

**Heidi Polder
EH Fence & Gate
PO Box 534
East Hampton, NY**

**SCTM# 300-24-10-36
98 Tyrone Drive
East Hampton, NY
PG – Tabled**

Vice Chair Gumpel made a motion to approve the application. Member Krug seconded. All members were in favor.

Architectural Review Board hereby approves a 6 ft. high wood driveway gate with 6 ft. high columns setback 24 ft. from edge of pavement, subject to the following conditions:

1. Approved Survey: Prepared by Saskas Surveying last revised December 3rd 1999 stamped Approved
2. Approved Plans: Sketch prepared by East Hampton Fence Inc. dated March 28th 2016 stamped Approved

Arben Shoshi
5 2nd Avenue
East Hampton, NY

SCTM# 300-182-1-10

R - Tabled

Agricultural Overlay

Ronald Lauder
C/o John Hummel Custom Builders
49B Route 114
East Hampton, NY

SCTM# 300-200-2-28.7
88 Beach Lane
Wainscott, NY

Chairman Myers made a motion to approve the application. Member Krug seconded. All members were in favor.

Board approved a new residence as per Plans submitted by Robert A.M. Stern Architects, LLP (7 pages) dated April 12th 2016 and Survey prepared by Saskas Surveying last revised March 28th 2016

Corey Schneider
20 Stratton Road
Scarsdale, NY 10583

SCTM# 300-196-1-8.5
28 Sayres Path
Wainscott, NY

Chairman Myers made a motion to approve the applications. Member Gumpel seconded. All members were in favor.

Board approved enlargement of a patio – dimensions 29' 9" x 40' – 1,190 total sq. ft. as per specification sheet from Marmiro Stones dated received April 21st 2016 and survey prepared by Hands on Surveying last revised April 19th 2016

Board approved a two story single family residence as per Plans dated April 28th 2015 (3 pages) Prepared by Stephen Rossetti Architect – dated received February 24th 2016 stamped Approved and Map of Wainscott prepared by Hands on Surveying stamped Approved April 28th 2016 stamped Approved. Board recommended reducing the lighting fixtures by 50% in the rear and eliminating the portico lamp shining at a high elevation on the eastern property line.

David Koepp & Melissa Thomas
C/o Linda Burkhardt
Kitchens & Baths
771 Montauk Highway
Montauk, NY

SCTM# 300-150-1-1.7
3 Hamlin Lane
Amagansett, NY
PG

THAT THE BOARD approved the following Exterior Finish Schedule

- Shingle Siding – Benjamin Moore – Timid White 2148-60
- Trim and Porch Railing: - Benjamin Moore – White Chantilly Lace 2121-70
- Window & Door Trim – Benjamin Moore – Wickham Gray HC-171
- Porch Decking – Benjamin Moore Creekside Green – 2141-40
- Porch Ceiling – Light Blue #792

Bates Masi Architects
PO Box 510
Sag Harbor, NY

SCTM# 300-200-3-44
28 Association Road
Wainscott, NY
R

Additional Roof Height

**Bates Masi Architects
PO Box 510
Sag Harbor, NY**

**SCTM# 300-200-3-44
28 Association Road
Wainscott, NY
R**

Agricultural Overlay Modification Requests

**Daniel Michels
67A Main Street
Suite 4
East Hampton, NY**

**SCTM# 300-185-1-19
110 Sag Harbor Turnpike
East Hampton, NY
Modification Request**

Member Krug made a motion to approve Modification request. Member Smith seconded. All members were in favor.

Per letter received from Daniel Michels dated received April 22nd 2016, the Board approved applicant's request to modify the fenestration on each façade. The porch is now on the west side of the front facade rather than the east. Existing shed will receive new siding, roofing, windows/doors and trim to match the proposed new residence.

BE IT FURTHER REOLVED, that the original Determination of Approval, dated May 5th 2014 is hereby reaffirmed in all other respects.

**Diana C. Voorhees
143 Wainscott Main Street
Wainscott, NY**

**SCTM# 300-200-1-21.9

Modification Request**

Chairman Myers made a motion to approve the Modification request. Member Krug seconded. All members were in favor.

Commercial Exteriors

**Tauk Properties
C/o Michael Nasti
180 Townline Road**

**SCTM# 300-49-1-8
63 S. Euclid Street
Montauk, NY**

Kings Park, NY

Member Smith approved the application. Member Gumpel seconded. All members were in favor.

Board approved painting exterior of the building Snowfall White OC-118 (color swatch in the Board's file) with matching existing color blue for trim – approval as per survey prepared by George H. Walbridge Surveyors, P.C. last surveyed November 6th 2015 and photographic renderings.

Extension of Time

**Karen Magovern
287 Kings Point Road
East Hampton, NY
Resolution Dated: 2/26/2013**

SCTM# 300-24-1-18

EK

**Kenneth Shapiro
133 Mulford Avenue
East Hampton, NY
Resolution Dated: 6/9/2009**

SCTM# 300-138-1-4.1

EK

Comments to Planning Board

**Twisted Pine, LLC
88 Spring Close Highway
East Hampton, NY**

SCTM# 300-166-4-1.3

O/g

**Crabby Cowboy Restaurant
435 East Lake Drive
Montauk, NY**

SCTM# 300-6-2-16

B

**Ocean Colony
2004 Montauk Highway
Amagansett, NY**

SCTM# 300-130-2-7.4

PG

Home Team 668 LLC

SCTM# 300-49-1-12

**87 S. Euclid Avenue
Montauk, NY**

B

Issuance of Certificate of Occupancy

**Michael Gross aka James Lana
342 Town Lane
East Hampton, NY
Resolution Dated: 11/15/2015**

SCTM# 300-166-3-7.2

PG

**Resort Soundview
6 Soundview Drive
Montauk, NY
Resolution Dated 2/2/2015**

SCTM# 300-5-1-15.1

B

**Dore Broderick
11 Oak Lane
Amagansett, NY
Resolution Dated 6/23/1998**

SCTM# 300-170-2-6

PG

**Dore Broderick
11 Oak Lane
Amagansett, NY
Resolution Dated 12/21/1990**

SCTM# 300-170-2-6

PG

**Diana C. Voorhees
143 Wainscott Main Street
Wainscott, NY
Resolution Dated: 10/7/2015**

SCTM# 300-200-1-21.9

R

**Edward Glassgold
C/o Michael Marran
8 Hardscrabble Court
East Hampton, NY
Resolution Dated: 1/14/2016**

SCTM# 300-113-3-24.31

**2 Dering Lane
East Hampton, NY**

R

Jean-Michael Chesterfield

SCTM# 300-57-5-41

**25 Salt Marsh
East Hampton, NY
Resolution Dated" 3/4/2014**

EK

**Amit Cohen
111 Norfolk Drive
East Hampton, NY
Resolution Dated: 3/17/2016**

SCTM #300-24-13-8

EK

**Peter Pritchard
252 Bluff Road
Amagansett, NY
Resolution Dated: 1/14/2016**

SCTM# 300-172-4-18-1

PG

**David Nadelman
365 Abrahams Path
East Hampton, NY
Resolution Dated: 1/28/2016**

SCTM# 300-149-3-5-8

EK

**Point 72
203 Pantigo Road
East Hampton, NY
Resolution Dated: 6/9/09**

SCTM# 300-188-1-10

R